

Page 1: DRC Site Plan - Applicant Information Sheet

Fees: V CC: 1
CD: V CT: V

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	1514001
Date of complete submittal	09/09/14

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Keystone - Florida Property Holding Corp. / Mark Trouba
Property Owner's Signature	<i>[Signature]</i> If a signed Agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	2414 E. Sunrise Boulevard, Fort Lauderdale, FL 3330
E-mail Address	mark.trouba@am.jll.com
Phone Number	954-564-1036
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	GrayRobinson, PA, Stephen K. Tilbrook
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	401 E. Las Olas Boulevard, Suite 1000, Fort Lauderdale, FL 33301
E-mail Address	stephen.tilbrook@gray-robinson.com
Phone Number	954-713-7845
Letter of Consent Submitted	Yes

Development / Project Name	Galleria
Development / Project Address	Existing: 2300-2620 E Sunrise Blvd. New: No Change
Legal Description	See Attached Survey
Tax ID Folio Numbers (For all parcels in development)	504201320010, 504201320022, 504201320023, 504201320030, 504201320050, 504201320052, 504201320100,
Request / Description of Project	1640 Dwelling Units, 165 Hotel Rooms and 74,500 sq ft of Commercial proposed within 7 new buildings around the existing Shopping Mall.
Total Estimated Cost of Project	\$ 1,000,000,000.00 (including land costs)

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ 4,283,125.00 Fee Calculator: http://ci.flaud.fl.us/building_services/park_impact_fee_calc.htm
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Current Land Use Designation	Commercial and High Residential 50 du/ac
Proposed Land Use Designation	Commercial and High Residential 50 du/ac
Current Zoning Designation	B-1 and RMH-60
Proposed Zoning Designation	ID
Current Use of Property	Commercial/Retail/Restaurant/Bank
Number of Residential Units	1,640 Units
Non-Residential SF (and Type)	165 hotel rooms and 74,500 sf Commercial, Restaurant, Wellness and Bank
Total Bldg. SF (include structured parking)	3,560,505 New square footage
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	As determined by ID district	43.85 ac / 1,910,106 sf Gross
Lot Density	As determined by ID district	48.18 du/ac net and 37.67 du/ac gross
Lot Width	As determined by ID district	200 foot minimum
Building Height (Feet / Levels)	As determined by ID district	See sheet A0-05
Structure Length	As determined by ID district	Refer to project site plan documents
Floor Area Ratio	As determined by ID district	2.78
Lot Coverage	As determined by ID district	76%
Open Space	As determined by ID district	357,787 sf ground level/270,931 sf amenity
Landscape Area	As determined by ID district	115,885 sf
Parking Spaces	As determined by ID district	6,280 spaces

Setbacks (Indicate direction N,S,E,W)	Required	Proposed
Front []	As determined by ID district	Refer to project site plan documents
Side []	As determined by ID district	Refer to project site plan documents
Side []	As determined by ID district	Refer to project site plan documents
Rear []	As determined by ID district	Refer to project site plan documents

PROJECT DESIGN TEAM

ARCHITECTS	OWNER/DEVELOPER
ADACHE GROUP ARCHITECTS, INC. 550 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301 PH: (954) 525-8133 FAX: (954) 728-8159 E-MAIL: info@adache.com	KEYSTONE-FLORIDA PROPERTY HOLDING CORP - PH: -
DESIGN ARCHITECT	CIVIL ENGINEER
PERKINS + WILL 806 DOUGLAS RD. CORAL GABLES, FLORIDA 33134 PH: (305) 569-1350 FAX: (305) 569-1334 E-MAIL: Bob.Bistry@perkinswill.com	KEITH AND ASSOCIATES, INC 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060 PH: (954) 788-3400 E-MAIL: SWilliams@keith-associates.com
LANDSCAPE ARCHITECTS	M.E.P. ENGINEER
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LAND USE ATTORNEY	ENTITLEMENT AND PARKING
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LIST OF DRAWINGS:

A1-001	COVER SHEET
A1-002	SITE PHOTOS
A1-100	S1 SITE PLAN
A1-101	S1 FIRST FLOOR PLAN/GROUND
A1-102	S1 SECOND FLOOR PLAN
A1-103	S1 THIRD FLOOR PLAN
A1-104	S1 FOURTH FLOOR PLAN
A1-105	S1 FIFTH FLOOR PLAN
A1-106	S1 SIXTH FLOOR PLAN (POOL DECK)
A1-107	S1 TOWER UNIT MIX PLANS
A1-108	S1 TYPICAL TOWER PLAN
A1-109	S1 ROOF PLAN
A1-200	S1 BUILDING ELEVATIONS
A1-201	S1 BUILDING ELEVATIONS
A1-202	S1 ENLARGED ELEVATIONS
A1-203	S1 ENLARGED ELEVATIONS
A1-300	S1 BUILDING SECTIONS
A1-400	S1 EXTERIOR DETAILS
A1-500	S1 RENDERINGS
A1-501	S1 RENDERINGS

THE GALLERIA COMMUNITY
FORT LAUDERDALE, FLORIDA

PERKINS + WILL 2414 E Sunrise Blvd
FORT LAUDERDALE, FLORIDA 33304
2600 at the Galleria BUILDING S-1

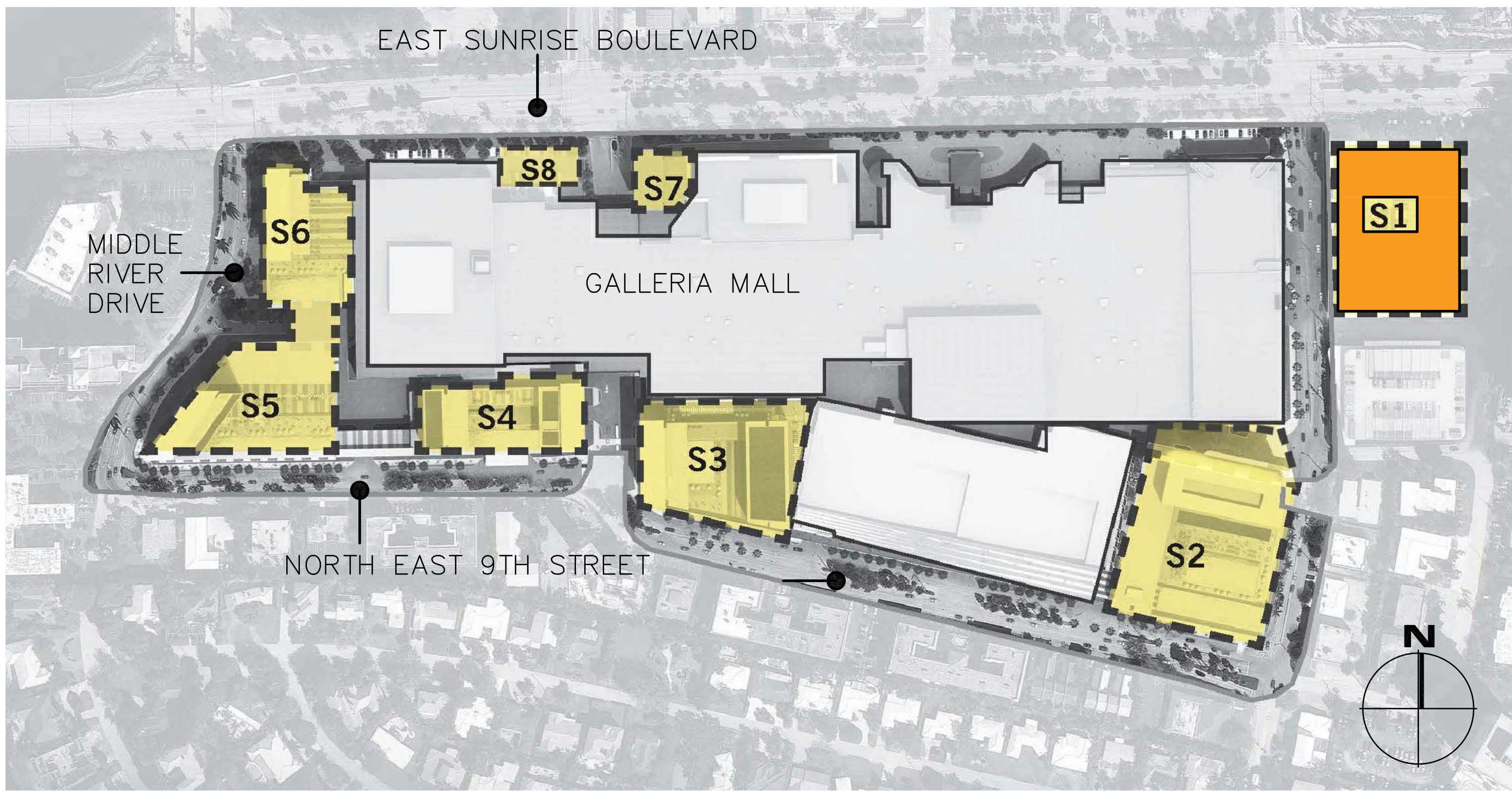
adache

group

architects

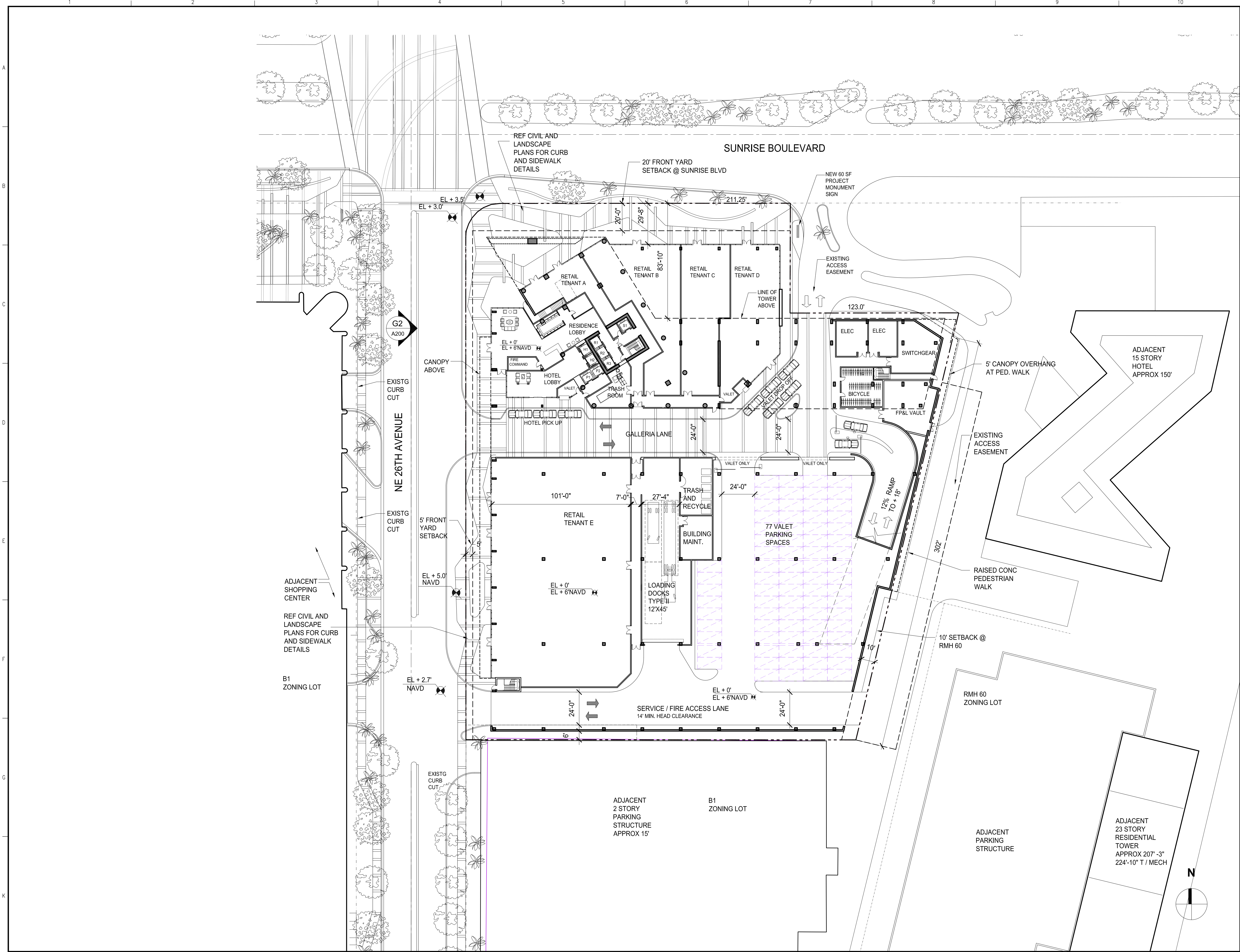
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KEY PLAN



ARTIST RENDERING





PERKINS + WILL

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PROPERTY HOLDING CORP

PROJECT:
THE GALLERIA COMMUNITY
2600 at the Galleria
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SEAL:

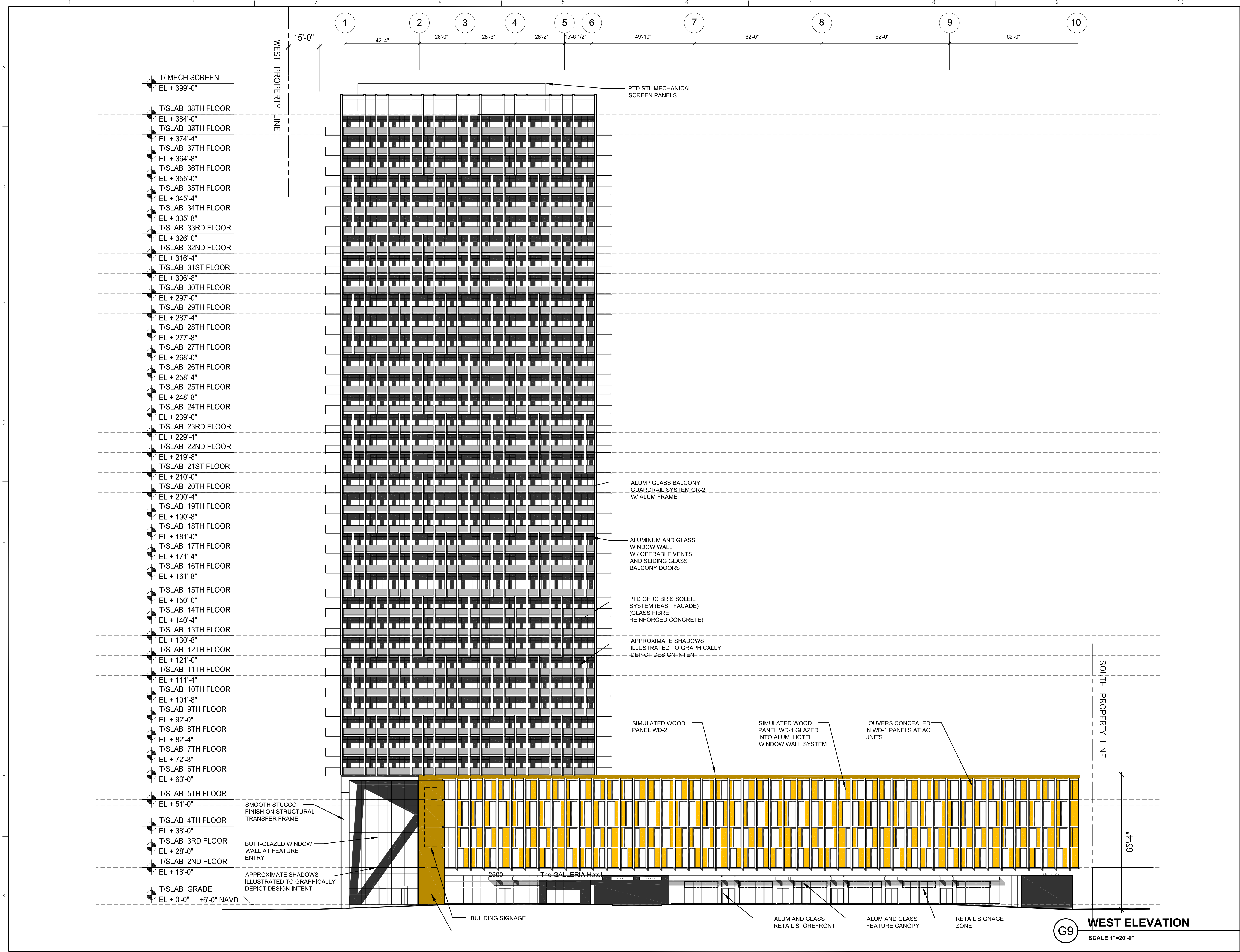
ISSUED FOR: DRC COMMENT REVISIONS
DATE: 3/9/2015

REVISIONS:		
No.	DATE	REMARKS

SHEET TITLE:
SITE PLAN

DATE:
SCALE: 1"=30'-0"
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A1-100



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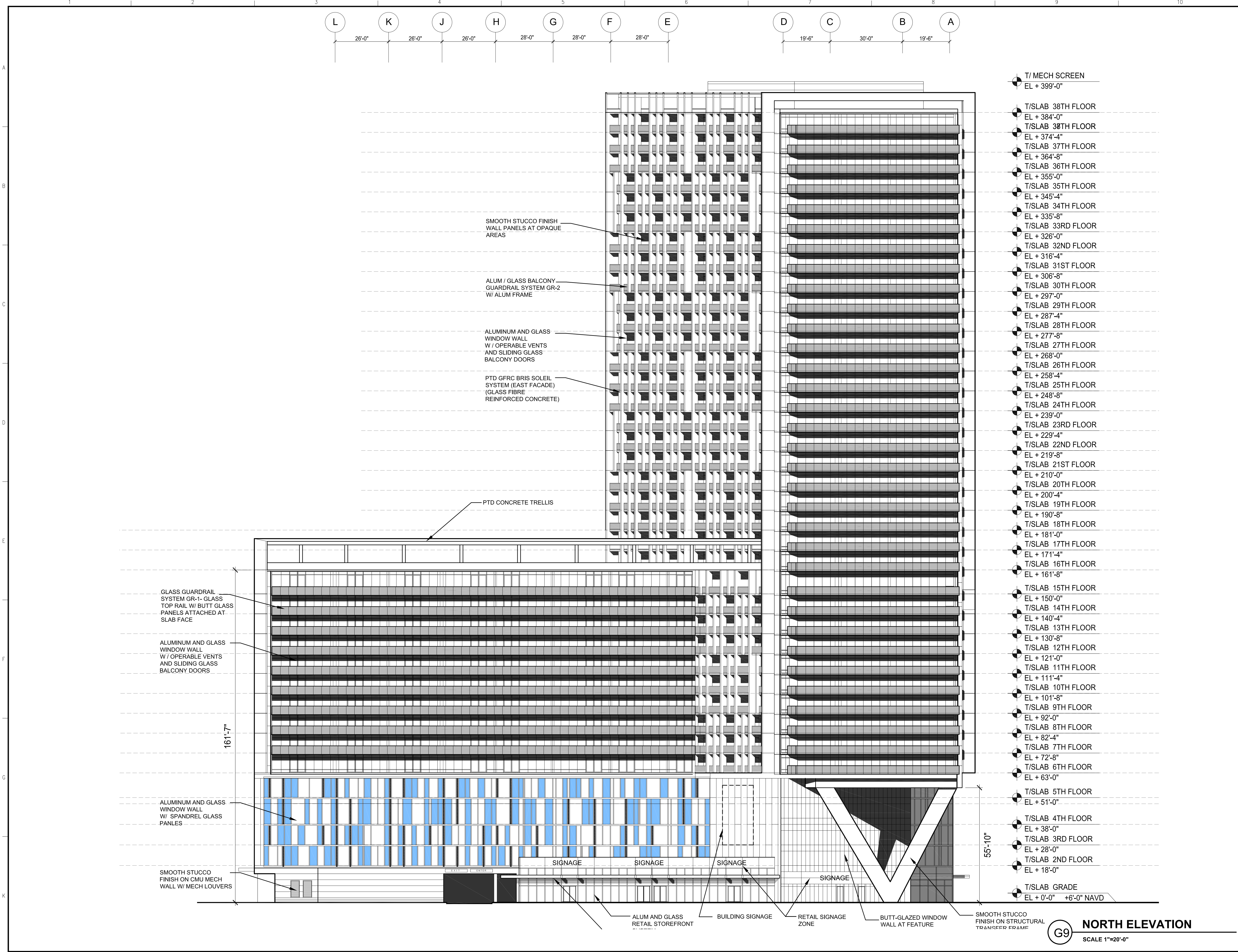
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BUILDING ELEVATIONS

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SCALE: 1"=20'-0"
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A1-200



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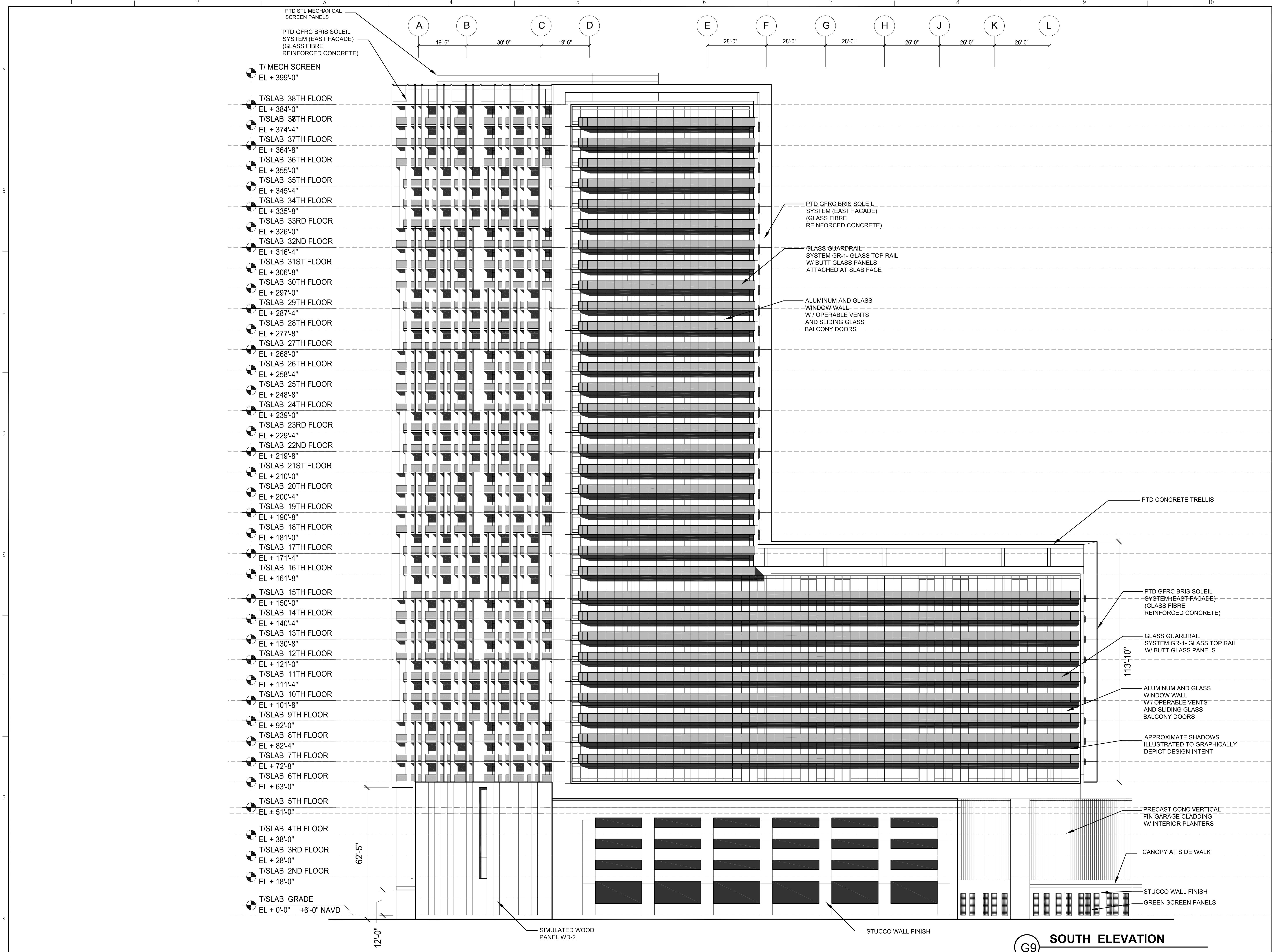
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+ WILL

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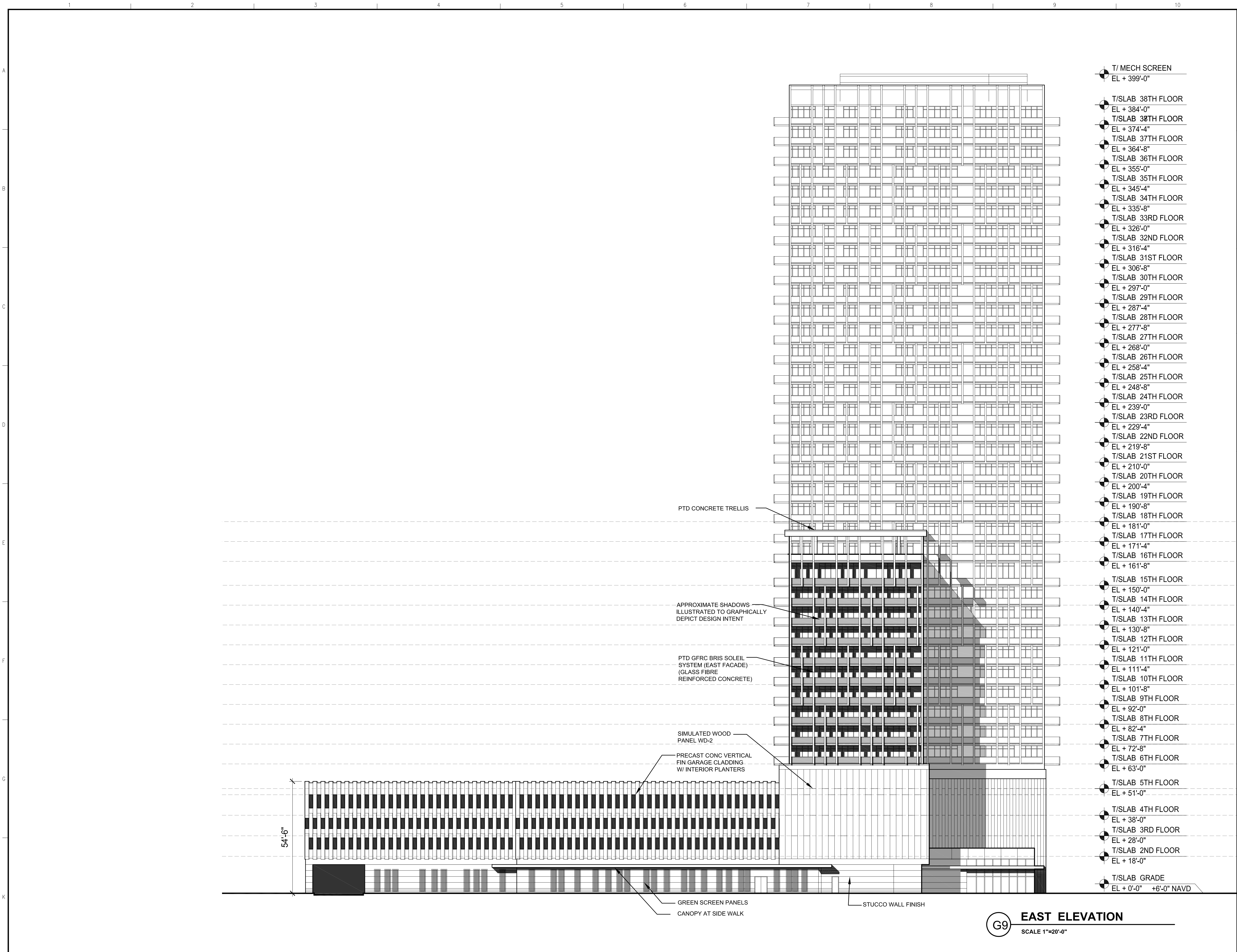
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SHEET NO.:
A1-202



- T/ MECH SCREEN
EL + 399'-0"
- T/SLAB 38TH FLOOR
EL + 384'-0"
- T/SLAB 38TH FLOOR
EL + 374'-4"
- T/SLAB 37TH FLOOR
EL + 364'-8"
- T/SLAB 36TH FLOOR
EL + 355'-0"
- T/SLAB 35TH FLOOR
EL + 345'-4"
- T/SLAB 34TH FLOOR
EL + 335'-8"
- T/SLAB 33RD FLOOR
EL + 326'-0"
- T/SLAB 32ND FLOOR
EL + 316'-4"
- T/SLAB 31ST FLOOR
EL + 306'-8"
- T/SLAB 30TH FLOOR
EL + 297'-0"
- T/SLAB 29TH FLOOR
EL + 287'-4"
- T/SLAB 28TH FLOOR
EL + 277'-8"
- T/SLAB 27TH FLOOR
EL + 268'-0"
- T/SLAB 26TH FLOOR
EL + 258'-4"
- T/SLAB 25TH FLOOR
EL + 248'-8"
- T/SLAB 24TH FLOOR
EL + 239'-0"
- T/SLAB 23RD FLOOR
EL + 229'-4"
- T/SLAB 22ND FLOOR
EL + 219'-8"
- T/SLAB 21ST FLOOR
EL + 210'-0"
- T/SLAB 20TH FLOOR
EL + 200'-4"
- T/SLAB 19TH FLOOR
EL + 190'-8"
- T/SLAB 18TH FLOOR
EL + 181'-0"
- T/SLAB 17TH FLOOR
EL + 171'-4"
- T/SLAB 16TH FLOOR
EL + 161'-8"
- T/SLAB 15TH FLOOR
EL + 150'-0"
- T/SLAB 14TH FLOOR
EL + 140'-4"
- T/SLAB 13TH FLOOR
EL + 130'-8"
- T/SLAB 12TH FLOOR
EL + 121'-0"
- T/SLAB 11TH FLOOR
EL + 111'-4"
- T/SLAB 10TH FLOOR
EL + 101'-8"
- T/SLAB 9TH FLOOR
EL + 92'-0"
- T/SLAB 8TH FLOOR
EL + 82'-4"
- T/SLAB 7TH FLOOR
EL + 72'-8"
- T/SLAB 6TH FLOOR
EL + 63'-0"
- T/SLAB 5TH FLOOR
EL + 51'-0"
- T/SLAB 4TH FLOOR
EL + 38'-0"
- T/SLAB 3RD FLOOR
EL + 28'-0"
- T/SLAB 2ND FLOOR
EL + 18'-0"
- T/SLAB GRADE
EL + 0'-0" +6'-0" NAVD

G9 EAST ELEVATION
SCALE 1"=20'-0"

PERKINS
+ WILL

PROJECT DESIGN TEAM:

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SHEET NO.:
A1-203



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: April 14, 2015

Project Name: Keystone – Florida Property Holding Corp / Galleria

Case Number: ID14001

Request: Site Plan Level IV Review: 1250 MF Units, 163 Hotel Rooms, 105,796sf Office Use, 13,200sf Restaurant Use & 4000sf Financial Institution Use / Rezoning with Residential Flex Allocation and Parking Reduction Request

Location: 2300 – 2620 E. Sunrise Blvd

Zoning: Residential High Rise Multifamily/High Density District (RMH-60) Boulevard Business (B-1)

Land Use: High Residential and Commercial

Project Planner: Jim Hetzel

Case Number: ID14001 (2 ROUND)

CASE COMMENTS:

Please provide a response to the following:

1. All previous questions have been reviewed and acknowledged by the Designer of Record.
2. All life safety shall be maintained and safeguards in place for each phase of construction to help protect the pedestrians from coming and going to the existing mall facility.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. This review is to assist with and help preempt design conflicts. This review does not constitute compliance with the Florida Building Code nor does it alleviate submittal to the building department for a complete review for code compliance.

Please consider the following prior to submittal for Building Permit:

1. Take a proactive approach when drawing the plans. Provide detailed information that would help the department to review and approve your drawings on the first review.

107.7.4 Any specifications in which general expressions are used to the effect that "work shall be done in accordance with the Building Code" or "to the satisfaction of the Building Official" shall be deemed imperfect and incomplete, and every reference to this Code shall be by section or sub-section number applicable to the materials to be used, or to the methods of construction proposed.

107.7.5 Plans shall be adequately identified.

2. See our website for our submittal check list and other important forms.
http://www.fortlauderdale.gov/building_services/fax%20permitting/permits.htm

Case Number: ID14001

2300-2620 E. Sunrise Blvd.

RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. Right-of-Way dedication in vicinity of Middle River Drive & N.E. 9th Street intersection, to keep proposed public roadway and/or sidewalk improvements within public Right-of-Way; show linework in the plans and provide exhibit, as appropriate
- b. Right-of-Way dedication in vicinity of Bayview/N.E. 24th Avenue & N.E. 9th Street intersection, to keep proposed public roadway and/or sidewalk improvements within public Right-of-Way; show linework in the plans and provide exhibit, as appropriate
- c. Right-of-Way dedication in vicinity of N.E. 26th Avenue & N.E. 9th Street intersection, to keep proposed public roadway and/or sidewalk improvements within public Right-of-Way; show linework in the plans and provide exhibit, as appropriate

CASE COMMENTS:

A. Please respond to Comments 1 through 41 prior to Planning and Zoning Board Meeting sign off

a. General Comments applicable to all eight (8) Site Developments

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin at 954-828-5675 or jholguin@fortlauderdale.gov.
 - b. Prepare & submit an application for a Developer Agreement (Water & Wastewater permit packages) with the Department of Sustainable Development. Coordinate the submittal through Alex Scheffer, P.E. – Urban Design Engineer at (954) 828-5123 or ascheffer@fortlauderdale.gov.
 - c. Coordinate all transportation related requirements with Alia Awwad, P.E. [(954) 828-6078 or aawwad@fortlauderdale.gov] and/or Eric Houston [(954) 828-5216 or ehouston@fortlauderdale.gov] with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
 - d. Coordinate the minimum Finished Floor Elevation and site grading approval with Richard Benton – City Floodplain Manager at (954) 828-6133 or rbenton@fortlauderdale.gov.
2. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.
3. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.

4. Provide a Traffic Impact Study, in accordance with Section 47-25.2.m.4 of the City's Codes (ULDR), may be required to ascertain whether the proposed development will have an adverse impact (congestion & potential safety concerns) on the surrounding and supporting transportation infrastructure. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. [(954) 828-6078 or aawwad@fortlauderdale.gov] and/or Eric Houston [(954) 828-5216 or ehouston@fortlauderdale.gov].
5. Current plan submitted does not reflect whether any easements may be required by the Zoning District for utility, public access or amenities (determined by reviewing the appropriate Zoning District requirements). These easements shall be dedicated by plat rather than separate instruments later; including roadway and sidewalk areas (within the public R/W) that require permanent easement dedication to the public.
6. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of utilizing sustainable or low impact (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape.
7. Discuss if pedestrian lighting is proposed, or if not, discuss the possibility of the addition of pedestrian lighting along the streetscape. Please contact the Case Planner for details to match the area.
8. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Construction Phasing Exhibit
 - b. Right-of-Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
9. Revise the geometric configuration of the valet parking spaces. According to Section 47-20.16.A.3 of the ULDR, the provided spaces shall be arranged in a manner that no more than two (2) parking spaces can be crossed in parking any vehicles.
10. Discuss implementing typical section design as previously submitted for public roadways in this development (i.e. Middle River Drive, N.E. 9th Street, Bayview/N.E. 24th Avenue & N.E. 26th Avenue), especially one travel lane plus dedicated bike lane in each direction (instead of 2 travel lanes including shared bike lane in each direction) for N.E. 9th Street; public roadway travel lanes and turn lanes should typically be 11'-wide. Based on recent traffic count data, coordinate with Transportation & Mobility on warranting of 2 travel lanes in each direction for proposed residential streets.
11. Public Roadways – Verify and discuss if proposed heavy left turn movements at any of the following intersections warrant a roundabout: Middle River Drive & N.E. 9th Street; Bayview/N.E. 24th Avenue & N.E. 9th Street; N.E. 26th Avenue & N.E. 9th Street.
12. Public Roadways – Delete all proposed 'drop-off' lanes located within public R/W, as they must be located on-site (i.e. within private property).
13. Public Roadways – Where existing R/W boundary is shown encroaching into proposed public roadway and/or sidewalk areas, private property will need to be dedicated to the City.
14. N.E. 9th Street – Discuss proposed roadway profile and typical section designed to match existing grade at the back of proposed sidewalk (on south side of roadway), to accommodate existing head-in parking stalls.
15. N.E. 9th Street – Label length of on-street parallel parking spaces as 24' (per ULDR Section 47-20.11.A); otherwise, ending on-street parallel parking spaces can be a minimum of 20' in length with 45° angled curb for entry/exit access.

16. N.E. 9th Street – Discuss possibility of locating proposed sanitary sewer lift station on north side of N.E. 9th Street in easement area, or in center of potential N.E. 26th Avenue & N.E. 9th Street roundabout.
17. Middle River Drive & N.E. 9th Street Intersection – Complete ‘Truck Circulation Plan’ by showing truck turning template for all major movements (including southbound to eastbound).
18. Intracostal Drive – Provide typical roadway section and coordinate proposed sidewalk limits with nearby proposed AquaBlue condominium development.
19. Driveway Approaches to Sunrise Boulevard (SR 838) – Show location of existing sidewalk curb ramps and crosswalk striping (in vicinity of driveway approaches), and verify proper location of stop bars; proposed modifications within Sunrise Boulevard R/W will require approval by the Florida DOT.
20. Show sight triangles at the intersection of driveways with the streets, per ULDR 47-2.2.Q, for safe and adequate access of drivers and pedestrians.
21. Show all radii for the proposed islands and pavement areas on the site plan.
22. Drainage pipes missing to drain structured soil at proposed planting areas, which shall be coordinated with the Landscape Plans.
23. For each floor of each parking garage: show total number of parking stalls, and label typical stall dimensions (please refer to applicable ADA standards for the required geometric dimensions for the ADA parking spaces).

b. Proposed Site 1

24. Provide a turning movement template on the site plan showing how a WB-50 truck circulates on site to access and to depart the loading zone location.
25. East side of proposed building, verify if proposed canopy above sidewalk encroaches into public R/W. If so, please be advised that any permanent encroachment into the City’s Right-of-Way, including but not limited to building overhangs, signage, lighting, landscaping, special paving and stormwater improvements, requires a separate Design Review Committee (DRC) submittal and a Revocable License. Future coordination with the City’s Legal Department will be needed to coordinate the proper requirements and conditions.
26. East side of proposed building, please note that building doors shall not open into the public Right-of-Way and/or permanently dedicated sidewalk access easements.
27. Provide and show 6 vehicular reservoir spaces for the valet parking per Sec. 47-20.17 and the location of the valet parking booth.
28. Execute a valet parking agreement with the City in accordance with Section 47-20.16.B of the ULDR. The agreement shall be accepted by the Department of Sustainable Development.
29. Please refer to Section 47-20.14 of the ULDR concerning lighting requirements for the garage structures.
30. Per ULDR Section 47-20.5.C.3.b, provide and dimension one-way travel access as 12’-wide (min.), adjacent to ‘residence parking access control equipment’.

c. Proposed Site 2

31. Label size of proposed loading zone, and show design vehicle turning templates for proposed loading area.

d. Proposed Site 3

32. Show on the site plan how the vehicular conflicts at the intersection of the "Mall & Tenant Parking Entry" and the two existing "Mall Parking Entrance" along the north of the parking will be resolved. Traffic control devices shall be implemented as appropriate.

e. Proposed Site 4

33. 2nd Thru 4th Floor Plan – Label parking ramp grades; provide 3' turnaround (min.) to resolve bollard conflict with vehicular backout from ADA parking spaces.
34. Show on the site plan how the vehicular conflicts at the intersection of the drive aisle along the north of parking garage and two "Mall Parking Entrances" at the 1st Floor of the parking garage will be resolved. In addition, provide vehicular turning radius and movements for the vehicles entering and departing at those aforementioned intersections.

f. Proposed Site 5

35. Label size of proposed loading zone, and show design vehicle turning templates for proposed loading area.

g. Proposed Site 6

36. Per ULDR Section 47-20.11.A, drive isle width shall be 24' (min.) adjacent to 90° angle parking stalls.
37. Please be advised that the tandem parking spaces proposed along the north side of the 3rd through 7th Floors of the parking garage are not allowed by ULDR. Please revise the site plan to reflect the compliances with the ULDR.
38. If proposed, provide and show the appropriate number of vehicular reservoir spaces for the valet parking per Sec. 47-20.17, the location of the valet parking booth, and execute a valet parking agreement with the City in accordance with Section 47-20.16.B of the ULDR (the agreement shall be accepted by the Department of Sustainable Development).

h. Proposed Site 7

39. Discuss if width of driveway access to Bayview/N.E. 24th Avenue can be reduced, perhaps as narrow as 24' wide for loading zone access.
40. Label size of proposed loading zone.

i. Proposed Site 8

41. Show better differentiation between vehicular areas (drivable surfaces) and pedestrian walkway areas.

B. Please respond to Comments 42 through 55 prior to Final DRC sign off

42. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a

title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.

43. Prepare and submit an erosion and sediment control plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding rights of way, stormwater facilities, and neighboring water bodies.
44. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water main shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
 - d. Signing and marking plan, including the radii all landscaping and pavement areas.
45. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown, the perimeter berm, and finished floor elevations are met and how the 25-year, 3-day storm event is maintained on site with zero discharge to right-of-way and adjacent properties. In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's right-of-way.
46. Please be advised that the Applicant shall not be authorized to connect the on-site drainage system to those within the public right-of-ways of FDOT and City. Provide authorization from FDOT and City for the existing and proposed connections between the on-site drainage system and public right-of-way.
47. Show the dimensions of all water and sewer mains in the public right-of-ways.
48. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
49. Please study the possibility of converting each of the proposed 90-degree bends in the water main to two, 45-degree bends.
50. Provide 10-ft by 15-ft easements for 4-inch and larger water meters. In addition, please be advised that all 8-inch diameter sewer laterals shall be connected to a sanitary manhole installed in the public right-of-way.
51. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
52. Provide typical cross sections and section profiles along all property lines. Also show how the existing and proposed grades will tie to one another.

- 53. Show how the runoffs from the roofs are accommodated, and how the roof drains tie into the proposed on-site drainage system.
- 54. Show spot elevations along the perimeter (property lines) on the Paving, Grading, and Drainage plan.
- 55. Show utilities on the lighting and landscaping plans for potential conflict with the design.

C. Respond to Comments 56 through 69 prior to Engineering Permit Approval

- 56. Resolve the minimum standards for the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
- 57. Please be advised that all proposed improvements within or adjacent to the FDOT's and City's right-of-ways are subject to issuance of a permit from the said entities, as well as the execution of an agreement that authorizes those entities for removing the improvements for any public purpose in the future. Please coordinate with FDOT concerning all improvements proposed along or adjacent to Sunrise Boulevard. In addition, obtain all required permits from the City for the proposed driveways, sidewalks, etc. along or within the City's right-of-way. Furthermore, the Applicant shall execute a maintenance agreement with FDOT and City attesting that all improvements, including landscaping, hardscaping, drainage system, lighting, etc., proposed within or adjacent to the public right-of-way (and/or permanent easement) will be maintained by the Applicant throughout the life of the improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

- 58. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or EKalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
- 59. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
- 60. Route and obtain approval from Broward County Traffic Engineering Division on pavement marking and striping plans within City Right-of-Way.
- 61. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
- 62. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction

measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, right-of-way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:

- a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 1. Include a narrative for each phase along with roadways utilized for materials delivery
 2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 5. Show location and type of construction crane(s), including span radius
 6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
 10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 11. Show location of parking for inspectors and construction personnel. Include all off site parking-location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 14. Indicate where and how concrete trucks will stage during multiple yardage pours
 15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
 18. Indicate schedule for street sweeping of periphery of construction site
 19. Indicate if dewatering is proposed.
63. Obtain, if required, a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
64. Apply and obtain, if required, a SFWMD dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could

involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).

65. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrency Exception Area (TCEA) and subject to road impact fees. The City's Transportation Element requires developers within the TCEA to meet with and include the Broward County Transit representatives in proposed enhancements or improvements to their systems. Please contact Pierre Dogniaux (B.C. Transit) at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
66. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
67. Please note that any lighting onsite or in the City's right-of-way (ROW) or both, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the ROW shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the right of way. Please contact the Facilities Maintenance office, David Smith at (954) 828-6560, for information concerning the lighting within the City's Right-Of-Way.
68. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
69. Please discuss with City Public Works Department - Utilities, Rick Johnson at (954) 828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.

Case Number: ID14001

CASE COMMENTS:

Please provide a response to the following:

1. High-rise buildings must comply with FBC 403 and the NFPA 101 code at the time of permit submittal.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. No comments

Please consider the following prior to submittal for Building Permit:

1. All Fire hydrants and FDC's must meet NFPA 24.
2. All buildings will be reviewed under the current code at time of permit application for NFPA and FBC.

Case Number: ID14001

CASE COMMENTS:

Please provide a response to the following:

1. Per 47-25.2. B. *Communications network*. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

This project will require an integrated Bi-Directional Amplifier (BDA) system to address police and fire radio communications within all of the structures within this block. Due to the size and complexity of the proposed construction, and the fact that it is surrounding the Galleria Mall, the BDA network shall encompass all of the structures within this block area, including the Mall.

The City has a general BDA specification available that provides guidance to a qualified radio communications vendor. This document is available from Gary Gray, Assistant Telecommunications Manager/Radio Systems Manager. He may be contacted via e-mail at ggray@fortlauderdale.gov or by telephone at (954) 828-5762.

2. The City will require space on the rooftop of building S1 for the installation of communications antennas and microwave dish antennas. A 20ft by 20ft controlled access and environmentally controlled room within building S1 will also be required. This room needs to be within 100 feet of the rooftop antenna location with direct access for coaxial cables. This room will need to have air conditioning and no less than 300 amps of separately metered power. Technical specifications for the room will be provided as required.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Provide concurrence from the Galleria Mall property owner, and any additional property owners within the associated Plat, that you will cooperatively install and maintain a Bi-Directional Amplifier system meeting the NFPA 2010 and City requirements. This shall address the initial installation and continuing future maintenance and enhancements that may be required to facilitate Police and Fire communications within these structures.

Please consider the following prior to submittal for Building Permit:

- 1.

Case Number: ID14001

CASE COMMENTS:

Please provide a response to the following:

1. Provide relocation notes.
2. Label columns on TD sheets.
3. Provide symbol for trees to remain. For example, Sheet LP 1.03 illustrates existing trees and references status. Please clarify.
4. Trees must be of a certain size to be counted toward mitigation. For flowering, large, and small trees, they must be 10' minimum height. For palms, formal, informal, and small palms, they must have a minimum 8' clear trunk.
5. Consider providing alternate species to Sea Grape as they are not considered small trees, and they could create a mess with the grape droppings. Perhaps Pigeon Plum may work better?
6. Consider including Yellow Tab, Orange Geiger, Lignum Vitae in flowering species.
7. Clarify 'Shady Lady' cultivar for Black Olive.
8. Adjust use and placement of Paurotis Palm as it is not considered small.
9. For the removal of Royal Palms and Phoenix Palms, note that replacement palms of the same species which have a minimum of 8' clear trunk can be considered equivalent replacement and payment into the Tree Canopy Trust Fund may not be required – this can be considered equivalent clear trunk removal vs. replacement. Adjust calculations is necessary.
10. Where vehicular and pedestrian surfaces adjoin tree and palm planting areas, provide structural soil for pedestrian and parallel parking areas, and Silva Cell or equivalent for areas of parking and roadways. Be sure that these details are included, and that they are located and referenced on both civil and landscape plans.
11. Include crosswalks and George English Park improvements on all relevant sheets. Reference which phase this is included in as well.
12. Note that all All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system.
 - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign, as per ULDR 47-22.E.3.
 - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.

Case Number: ID14001

CASE COMMENTS:

Note: The Galleria ID Zoning application was originally reviewed at DRC on October 14, 2014 and DRC comments were provided at that time. Due to numerous revisions to original submittal, deemed significant by the Department of Sustainable Development, the application has been sent back through DRC and as such, this DRC Comment Report dated April 14, 2015 is being provided. For the purpose of this DRC report, the comments below have been organized as follows: General Case Comments, ID Zoning Binder, Overall Site Plan, Illustrative Plans, Hardscape Plans, and Building Site Comments. Where appropriate, original comments not fully addressed are noted. A response to each comment shall be provided by the applicant.

General Comments

- 1) City Staff has indicated to the applicant, that upon further review of the proposed Galleria Community Innovative Development (ID) Zoning application, the following is the City's position on the application at this time:
 - a. Section 47-37A.1, Intent and Purpose, the exclusion of Dillard's is inconsistent with the overall intent for a unified development plan under the ID Zoning due to the existing condition that Dillard's is currently dependent (e.g. parking, access, safety) on the Galleria Mall. By excluding Dillard's from the application, it presents issues by creating an isolated parcel that is dependent yet not a component of a new development site plan, ID Zoning district. It is the City's opinion that Dillard's must be part of the ID Zoning application;
 - b. Section 47-37A.3(D), Entire Tract Under Unified Control, as stated above, provide a written confirmation or agent authorization, on company letterhead, from Dillard's to be party to rezoning application;
 - c. Section 47-37A.13, applicant shall execute necessary agreements, easements, and other documentation that provides implementation of the ID Zoning requirements. Contracts, covenants, deed restrictions, bonds, etc. shall be submitted and deemed acceptable by the City. Any particular issues or matters associated with Dillard's participation, obligations, and absence from, can be outlined in these documents, if desired by such parties.
- 2) DRC response narrative provided by applicant contains numerous references that are blank. Revise accordingly.
- 3) Staff recommends cross reference between the binder and sheets in the site plan package to better correlate important information about the project. For example, the discussion on phasing in the binder and the phasing plan in the package.
- 4) A plat application has been submitted for the subject property. Be advised, any changes to the site based on requirements for the plat will require review by staff to determine impacts to the overall project.
Note: City staff is evaluating the plat application in relation to comment #1 above and will work with the applicant to resolve the matter.
- 5) Pursuant to ULDR Sec. 47-37A.7.D, the following performance standards shall be addressed:
 - a. Areas proposed for common ownership shall be subject to unified control document to be recorded in public records.
 - b. A development agreement shall be provided for maintenance and other issues with bond assurances.

Note: Comment remains applicable in relation to comment #1 above. New information will be necessary.

- 6) Pursuant to ULDR Sec. 47-37A.6, provide a single comparison table that includes existing ULDR requirements, proposed ID Zoning requirements, deviations from the ULDR, justification statement, and lists the innovation design approaches. The following information shall be included in the table:
- Proposed list of uses under the ID Zoning;
 - Zoning standards such as setbacks and height;
 - Landscaping, open space, park space, rooftop amenity area;
 - Applicable engineering data; and
 - Transportation, traffic, and transit related items such as number of bike racks, transit stops, designated spaces, etc.

Note: Comment was not fully addressed. Information missing has been underlined.

ID Zoning Binder

- 7) Section 5.G – Phasing discussion needs additional information and the applicant should expand the narrative to address the items outlined in Section 47-37A.6.E, including a general schedule consistent with site plan expiration as outlined in the City's ULDR. The phasing discussion should also include the traffic mitigation measures and schedule for such, as agreed upon with the City. Revise this section accordingly.
- 8) Section 5.H – Innovative narrative. Intent of the ID zoning district is to foster, encourage, and provide for development to incorporate innovative elements. Although the applicant is proposing to seek LEED ND certification, there is no description of innovative elements associated with LEED or the overall project. For example, use of solar panels, electric vehicle charging stations, tankless water heaters, rain collection systems, pervious parking, eco-art, etc. In addition, there should be discussion on innovative solutions related to traffic impacts such as managed TDMs.
- Note: Comment was not fully addressed. Response does not fully address items identified by staff that encourages innovative design strategies for a project of this size and that support the intent for this zoning district, which have been underlined.*
- 9) Section 5.F – Applicant is proposing a special Public Improvement Financing for the project to fund a public improvement program. Such a request requires separate approval by the City Commission. Additional information is necessary to process this request including a detail phasing plan identifying components for each phase.
- Note: Provide a status on this matter as this would require separate approval process with the City.*
- 10) Section 5.A –Neighborhood compatibility should be revised based on any additional comments from the community from upcoming meetings, if deemed necessary.
- 11) Section 3 – Flexibility, provide the following information as part of the ID Zoning:
- A planning analysis that demonstrates a rational nexus for the requested number of flex units. This analysis should include, but not limited to, the redevelopment potential of other properties in Flex Zone 46 in comparison to this site, history of flex allocation, percentages of land for redevelopment, and other supportive information regarding density;
 - A table that breakdowns permitted units per RMH-60 zoning, number of units requested, and overall density calculations as well as comparison of density per each individual building site; and
 - Information regarding affordable or workforce housing units within the project. Note: This issue will need to be addressed as part of the plat review and will need to be included for project as whole.
- Note: Comment was not fully addressed. Information missing response has been underlined. In addition, there are 2 different percentages indicated for the amount of area Galleria constitutes in Flex Zone 46.*

Overall Site Plan

- 12) Sheet A0-06: Phasing Plan is inadequate in determining the timeframe associated with future improvements. A two-phased plan, with phase 1 containing one building and phase 2 containing six

buildings does not reflect typical development construction patterns for large scale projects. Applicant needs to re-examine the phasing plan and address the following:

- a. Specific limits for each phase;
- b. Identification of improvements associated with each phase; uses, number of dwelling units, parking, hardscape, landscaping, etc.;
- c. Phase 1 should include improvements along Sunrise Boulevard;
- d. A general schedule;
- e. Completion of all public improvements must be secured by a bond to be provided by the applicant, including a demolition bond to permit any unfinished phase to be demolished by the City.
- f. Be advised, improvements in the public right-of-ways will require revocable license agreements.

Note: Comment was not fully addressed. Information missing has been underlined in relation to the revised phasing plan. In addition, illustrative plans still depict improvements in the public right-of-way/intersections for Sunrise Blvd. and if proposed, indicate the phase.

- 13) Sheet A0-2, clarify the note that states parking in easement by indicating the location within the project.
- 14) Sheet A0-13, does not have rendering for Building S8.
- 15) Sheets LC3.01 thru LC3.06 are blurred and say draft on each sheet.

Illustrative Plans

- 16) Illustrative plans depict improvements along Sunrise Boulevard, both north and south side, as well as George English Park, which are not included in the phasing plan and therefore, are misleading as to proposed improvements. Address this matter.
Note: Comment was not fully addressed. Information not addressed has been underlined in relation to the revised phasing plan.
- 17) More detailed information is needed on cross sections, in order to understand the full cross section, indicate the limits of property lines versus public right-of-way. Indicate this information on all cross sections.
Note: Comment was not fully addressed. Information missing has been underlined.

Hardscape Plans

- 18) Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Consistent with the intent of the ID Zoning, overhead lines should be placed underground.
Note: Comment was not fully addressed. Provide notes where appropriate in the site plan package to indicate overhead utilities will be placed underground.

Building Site Comments

- 19) Site data tables should include a breakdown on number of parking spaces for proposed uses (residential use, hotel parking, retail parking, valet spaces, handicap spaces, etc.). Handicap spaces should be provided on each level of parking garages for each site. In addition, the location of parking should be indicated for Buildings S7 and S8 for clarity.
Note: Comment was not fully addressed and staff has expanded on comment.
- 20) Bike storage should be provided for all residential buildings. This is missing for Buildings S-3 through S-6.
- 21) Building S-1, Building architecture has been modified from the original DRC submittal. Staff has concerns the changes do not contain the same level of architectural appeal and visual interest, specifically on the western façade. Staff recommends breaking up the horizontal roofline with more vertical movement and

perhaps incorporating the “V” shaped design in the overall façade in an effort to reduce the very linear treatment.

- 22) Building S-2, Building architecture has been modified from the original DRC submittal. Staff has concerns the changes do not contain the same level of architectural appeal and visual interest. Angled vertical elements that were in the original DRC submittal have been removed. Staff recommends examining the ability to reincorporate this back into the architecture in certain locations. Also, provide more vertical movement for townhome façade such as every other townhome should project higher or lower.
- 23) Building S-2, Roof area above the townhomes should be explored as individual rooftop terraces or rooftop gardens to reduce/screen rooftop equipment. Provide response.

Case Number: ID14001

CASE COMMENTS:

Please provide a response to the following:

Building S-3

1. Residential and retail units should be pre-wired for an alarm system.
2. Residential unit's entry doors should be solid, impact resistant or metal.
3. Residential units entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
4. All exterior glazing should be impact resistant.
5. Light reflective paint should be used in the parking garage to increase visibility and safety.
6. Emergency communication devices should be available at the pool areas, common areas and the parking garage.
7. All ground level stair doors should be egress only or access controlled.
8. Retail company employees should only have access to their respective duty areas and not to the residential or tenant amenities areas; (Pool, Fitness room).
9. All mechanical, electrical and maintenance rooms should be access controlled.
10. Pool areas should provide child safety features to prevent unsupervised access of children to the pools.
11. Doors to residential lobbies and resident's elevator lobbies should be access controlled (Security staff / Access control system).
12. Back doors to retail units, (Corridor doors), should be equipped with a viewport or peephole for security.
13. The CCTV use is noted but there should also be CCTV coverage of the Bicycle and Resident's Storage Areas. These areas should be access controlled.
14. Main corridor doors, residential and commercial, should be access controlled.

Building S-5

**** All comments for building S-3 apply to Building S-5.**

Building S-6

1. Residential and retail units should be pre-wired for an alarm system.
2. Residential unit's entry doors should be solid, impact resistant or metal.
3. Residential units entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
4. All exterior glazing should be impact resistant.

**** Please see next page****

5. Light reflective paint should be used in the parking garage to increase visibility and safety.
6. Emergency communication devices should be available at the pool areas, common areas and the parking garage.
7. All ground level stair doors should be egress only or access controlled.
8. Retail company employees should only have access to their respective duty areas and not to the residential or tenant amenities areas; (Pool, Fitness room).
9. All mechanical, electrical and maintenance rooms should be access controlled.
10. Pool areas should provide child safety features to prevent unsupervised access of children to the pools.
11. Doors to residential lobbies and resident's elevator lobbies should be access controlled (Security staff / Access control system).
12. It is noted that CCTV will be used throughout the site.

GENERAL COMMENTS:

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: ID14001

CASE COMMENTS:

1. Continue coordinating with the Transportation and Mobility Department regarding the ongoing traffic impact study. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Submit a phasing plan tied to traffic mitigation strategies. This phasing should be tied to phases of the building construction.
3. Phasing plan should include all onsite and off-site transportation and parking improvements; In addition to showing build out plan and timing for phasing.
4. Please specify the clearance of the tunnel on Bayview/NE 24th.
5. Distinguish self-parking from valet parking. It is recommended that all valet parking lots are located furthest from the main entry ways.
6. Designate a location for the carwash on the site plan. The parking spaces occupied by the carwash should be subtracted from the overall parking total. The carwash should be located in the rear of the parking lot furthest from the door.
7. Add pavement markings to all site plans.
8. Better distinguish pavement materials on the site plans (i.e. the sidewalk paving is busy and hard to read).
9. Identify and show stacking requirements are met for each parking garage on a site plan.
10. Identify how loading for trash 2 at Building S2 (A2-100) is going to take place.
11. Identify how residential parking gated and/or separated from retail parking?
12. Ensure all sidewalks are a minimum 8 feet wide with no obstructions and comply with all ADA PROWAG requirements. All curb cuts with correct slopes, truncated domes, and blended intersections should be shown on all site plans.
13. Show streamlined ingress and egress routes for all parking (public and residential) along with a signage and marking plan.
14. Design and designate on a plan public vs. private green/pedestrian space.
15. Show a continued sidewalk to the bike rack located south of site 6.

16. Show a shortcut route across the large pool/pond adjacent to site 6.
17. On site plans designate sidewalks, bike lanes, and streets with different materials.
18. Label sidewalk and street widths on site plans (LS 1.00 plan set).
19. Consider installing emergency help buttons throughout the site along sidewalks and in the parking areas.
20. Ensure a minimum 1 foot curb around all proposed sidewalk pools/ponds.
21. Consider reducing the sidewalk size on Middle River Terrace and NE 9th Street by adding more landscaping, active artwork, or interactive solar panel sidewalks (Solar Streets) to liven up the pedestrian experience in these locations.
22. Show a direct pedestrian connection across the site independent of Sunrise Blvd and NE 9th Street. This connection should reflect the shortest travel time ("short cuts") across the site that a pedestrian may take.
23. Maintain at least one continuous straight edge on all sidewalks.
24. Remove landscape islands on all sidewalks.
25. Ensure an 8 feet clearance is maintained around street furniture including tables, poles, and seating.
26. Consider a road diet on NE 9th Street along with an added stop sign on Middle River as well as a traffic circle or 3-way stop on NE 24th Ave and NE 9th Street intersection.
27. Provide a safe pedestrian crossing from the site across Sunrise Blvd to George English Park and another midblock pedestrian crossing between NE 24th Ave (Bayview) and NE 26th Ave.
28. Show separated bicycle lanes on site plan. The bicycle lanes should be separated from the sidewalk with a landscaped buffer. Along Sunrise Blvd, the bicycle facilities should be separated from the street as well.
29. Establish a continuous bicycle lane network throughout the site.
30. Remove all on-street parking island bulb outs.
31. Designate residential parking from public/retail parking and show enforcement devices on site plans.

32. Consider removing the multiple curb cuts on Sunrise Blvd (Macy's and Niemen Marcus entrances). Also consider removing the parking located in this area. There is a conflict between vehicular and pedestrian traffic at this point.
33. Ensure there is a minimum 25m turn radius on the curve from Middle River Dr. to NE 9th Street to accommodate future transit needs.
34. Consider a centralized onsite transit mobility hub on NE 24th (Bayview Drive) near/ or adjacent to building S4. Ensure the mobility hub can accommodate various forms of potential mass transit.
35. Consider converting outside travel lane in the northbound direction on NE 24th Ave (Bayview) into a transit only lane.
36. In order to encourage and coordinate transit options for both residents and visitors add a ground transportation information kiosk next to the main transit hub and mall entrance.
37. Identify proposed transit systems that will use the transit stops listed on page LC 0.01. Identify offsite locations that these proposed transit systems can connect to.
38. Consider implementing a shuttle service, concierge service, etc. to further encourage mass transit, and make the identified transit stops more successful.
39. Add multimodal transportation and shelter at all major landscaping nodes. See page LC 0.02 for reference.
40. Consider locations for future water transit stops on both sides of the peninsular. Coordinate with existing services in order to include this as part of the transit services offered with safe routes from various sites of the development to the proposed stops.
41. Consider implementing a site wide bicycle valet system in addition to the proposed bicycle storage facilities. A bicycle valet can act as an innovative mitigation strategy.
42. When using innovative bicycle rack designs, use appropriate signage to ensure that it is clear to the cyclists when and where to lock bikes.
43. Include bicycle pumps throughout the entire site adjacent to bike racks.
44. Consider adding a bicycle-share station at Sunrise Blvd and Middle River as well as the recommended transit hub on NE 24th Ave (Bayview) adjacent to Building S4.
45. Ensure all internal bicycle parking is secured access only bicycle and total counts are included on a site plan with total parking counts.

46. In addition provide short term bicycle parking on a site plan as well. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide for the number of bicycle parking needed for a development of this size.
47. Innovative traffic mitigation strategies must be implemented for this project.
48. Consider using solar powered street lights and signage.
49. Reduce conflicts between pedestrians and the back-out parking along 9th. Innovative strategies are encouraged here.
50. Consider adding a pedestrian circle track or path on existing mall roof top.
51. Consider painting "Welcome to Fort Lauderdale" and city logo in the large blank space on the existing mall roof top. Activating the roof is key for residents with a view to the mall's roof.
52. Install innovative "Heat Island" bonding/treatments to all rooftops including all parking garages.
53. Indicate any plans for having a car share program, rental service, carpooling, etc.
54. Consider installing charging stations in the residential and public garages. Indicate these locations on site plans.
55. Additional comments may be provided upon further review.
56. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
3. At any time the City reserves the right to install meter parking on ROW.